

LEGEND

- MASTER PLAN BOUNDARY
- EXISTING PARCELS
- EXISTING DRAINAGE/UTILITY EASEMENT

PARCEL INFORMATION:	
PARCEL NUMBERS:	R27 223 18 0000 0000 0000 R27 223 18 0000 0000 0000
KEY NUMBERS:	27620 27620
GROSS ACRES:	119.25 AC
NET LAND ACRES:	6.03 AC
TOTAL DEVELOPABLE ACRES:	113.22 AC
PROPOSED DENSITY:	11 UNITS / 119.25 AC = 3.17 DUA/AC
EXISTING ZONING:	AG (AGRICULTURAL)
PROPOSED ZONING:	POP(SF)
EXISTING FUTURE LAND USE:	RESIDENTIAL
PROPOSED PARK AREA:	1.11 AC MINIMUM

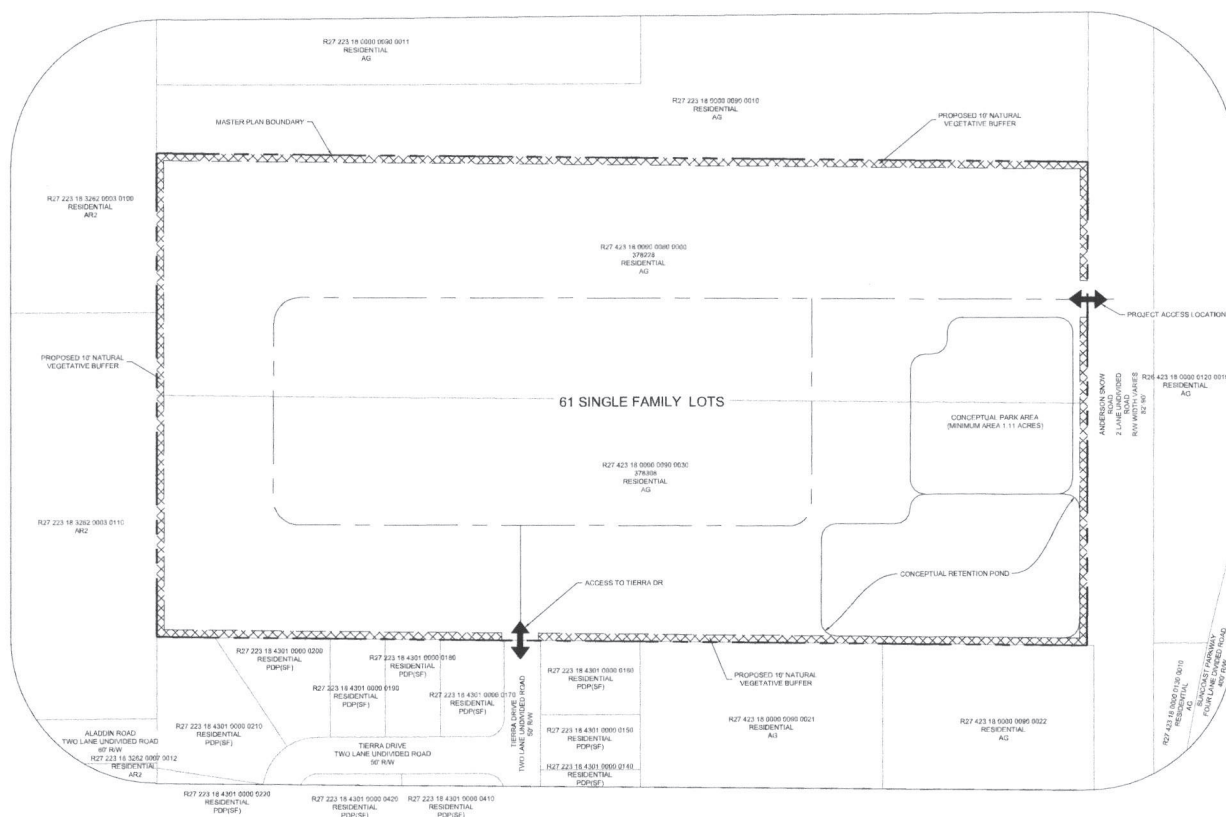
- RECOMMENDATION:
- ON MAY 10, 2024, THE BOARD OF COUNTY COMMISSIONERS VOTED 4-1 TO APPROVE RESOLUTION 2000-XX APPROVING THE PETITIONER'S REQUEST FOR A REZONING FROM AG (AGRICULTURAL) TO POP(SF) PLANNED DEVELOPMENT (SINGLE FAMILY), WITH DEVIATIONS AND WITH THE FOLLOWING MODIFIED PERFORMANCE CONDITIONS:
- THE PETITIONER MUST OBTAIN ALL PERMITS FROM HERNANDO COUNTY AND OTHER APPLICABLE AGENCIES AND MEET ALL APPLICABLE LAND DEVELOPMENT REGULATIONS, FOR EITHER CONSTRUCTION OR USE OF THE PROPERTY, AND COMPLY WITH ALL APPLICABLE DEVELOPMENT REVIEW PROCEDURES.
  - THE DEVELOPMENT OF COMMON AREAS AND LANDSCAPE PLANS MUST COMPLY WITH THE FLORIDA-FRIENDLY LANDSCAPING "F" PRINCIPLES.
  - THE DEVELOPER SHALL PROVIDE NEW PROPERTY OWNERS WITH WRITTEN PROGRAM MATERIALS AND OWNERS SHALL BE ENCOURAGED TO UTILIZE THE FLORIDA-FRIENDLY LANDSCAPING "F" PROGRAM BEST MANAGEMENT PRACTICES.
  - THE PETITIONER SHALL PROVIDE A WILDLIFE SURVEY PREPARED BY A QUALIFIED PROFESSIONAL PRIOR TO ANY DEVELOPMENT OCCURRING ON THE PROPERTY. FURTHERMORE, COPIES OF ANY REQUIRED PERMITS SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF DEVELOPMENT PERMITS BY HERNANDO COUNTY.
  - GEOTECHNICAL, SUBSURFACE TESTING AND REPORTING IN ACCORDANCE WITH THE COUNTY'S FACILITY DESIGN GUIDELINES SHALL BE CONDUCTED FOR ALL DRAINAGE RETENTION AREAS (GRAS) WITHIN THE PROPOSED AREA.
  - DURING THE CONDITIONAL PLAT PHASE, THE DEVELOPER SHALL PERFORM A CAPACITY ANALYSIS OF THE EXISTING UTILITY SYSTEMS IN ACCORDANCE WITH HCD REQUIREMENTS.
  - IN CONJUNCTION WITH THE CONDITIONAL PLAT PHASE, THE PETITIONER SHALL PERFORM A TRAFFIC ACCESS ANALYSIS IN CONJUNCTION WITH THE REQUIREMENTS OF THE ENGINEERING DEPARTMENT.
  - HEAVY CONSTRUCTION (TRAFFIC ACCESS) TO THE SUBJECT SITE DURING DEVELOPMENT OF THE SUBDIVISION SHALL BE LIMITED TO THE PRIMARY ENTRANCE FROM ANDERSON SNOW ROAD, TO BE CONSTRUCTED BY THE DEVELOPER.
  - THE PETITIONER SHALL PRESERVE THE MINIMUM SEVEN PERCENT (7%) NATURAL VEGETATION AS REQUIRED BY THE COUNTY'S LDRS. IF APPROVED, THE PETITIONER MUST PROVIDE A MINIMUM OF NATURAL VEGETATION; THE REQUIRED NATURAL VEGETATION MAY BE INCLUDED AS PART OF THE REQUIRED OPEN SPACE.
  - THE MINIMUM APPROVED SETBACKS ARE AS FOLLOWS:
    - 10.1. FRONT: 25'
    - 10.2. SIDES: 5'
    - 10.3. REAR: 30'
    - 10.4. "NO HVAC EQUIPMENT" WILL BE LOCATED WITHIN SIDE YARDS. HVAC EQUIPMENT SHALL BE LOCATED WITHIN THE REAR YARDS.
  - LOT STANDARDS ARE AS FOLLOWS:
    - 11.1. MINIMUM LOT AREA: 5,000 SF
    - 11.2. MINIMUM LOT WIDTH: 70'
    - 11.3. MINIMUM LIVING AREA: 1,500 SF
    - 11.4. LOT COVERAGE: 30%
    - 11.5. "PRINCIPAL STRUCTURE ONLY"
    - 11.6. MAXIMUM BUILDING HEIGHT: 35'
  - ACCESSORY STRUCTURE STANDARDS AND SETBACKS:
    - 12.1. ACCESSORY BUILDINGS ARE PERMITTED IN THE SIDE, REAR, AND SECONDARY FRONT YARDS.
    - 12.2. ACCESSORY BUILDINGS SHALL BE AT LEAST FIVE (5) FEET FROM ALL SIDE AND REAR LOT LINES. ACCESSORY STRUCTURES IN THE SECONDARY FRONT YARD SHALL MEET THE FRONT YARD REQUIREMENTS OF THE DISTRICT FOR THE PRINCIPAL BUILDING.
  - THE PETITIONER MUST APPLY FOR AND RECEIVE A PERMIT OF SCHOOL CAPACITY FROM THE SCHOOL DISTRICT PRIOR TO THE APPROVAL OF THE CONDITIONAL PLAT OR THE FUNCTIONAL EQUIVALENT. THE COUNTY WILL ONLY ISSUE A CERTIFICATE OF CONCURRENCE FOR SCHOOLS UPON THE SCHOOL DISTRICT'S WRITTEN DETERMINATION THAT ADEQUATE SCHOOL CAPACITY WILL BE IN PLACE OR UNDER ACTUAL CONSTRUCTION WITHIN THREE (3) YEARS AFTER THE ISSUANCE OF SUBDIVISION APPROVAL OR SITE PLAN APPROVAL (OR FUNCTIONAL EQUIVALENT) FOR EACH LEVEL OF SCHOOLS WITHOUT MITIGATION, OR WITH THE EXECUTOR OF A LEGALLY BINDING PROPORTIONATE SHARE MITIGATION AGREEMENT BETWEEN THE APPLICANT, THE SCHOOL DISTRICT AND THE COUNTY.
  - THE PETITIONER SHALL PROVIDE A REVISED PLAN IN COMPLIANCE WITH ALL THE PERFORMANCE CONDITIONS WITHIN 30 CALENDAR DAYS OF REC. APPROVAL. FAILURE TO SUBMIT THE REVISED PLAN WILL RESULT IN NO FURTHER DEVELOPMENT PERMITS BEING ISSUED.
  - DESIGN SHALL ATTEMPT TO KEEP EXISTING NON-INVASIVE TREES WHERE POSSIBLE. IF NATURAL VEGETATION IS NOT ADEQUATE OR AVAILABLE TO PROVIDE SUCH A BUFFER A FENCE OR WALL AT LEAST 6 IN HEIGHT ABOVE GRADE MUST BE INSTALLED WITHIN 30 DAYS OF CLEARING AND PRIOR TO COMMENCEMENT OF CONSTRUCTION. IF A PERMANENT FENCE IS USED IT MUST MINIMIZE ABOVE-GROUND EROSION AND MUST BE DOMINATED BY GREENERY ON THE SIDE FACING ADJACENT PROPERTY AT THE CONCLUSION OF CONSTRUCTION.
  - SITE WILL CONTAIN A MINIMUM OF 10% ON-STREET OR HOV-2+ PARKING FOR OVERNIGHT.
  - CONCEPTUAL PARK AREA PROVIDED AT 1.11 ACRES IN SIZE.

LEGAL DESCRIPTION:

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 18 EAST, LESS THE EAST 50 FEET THEREOF FOR ROAD RIGHT-OF-WAY.

AND

THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 18 EAST, LESS THE EAST 50 FEET THEREOF FOR ROAD RIGHT-OF-WAY.



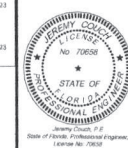
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PROJECT: 653  
SUNCOAST PINES PDP  
R27 223 18 0000 0000 0000  
ANDERSON SNOW ROAD  
SPRING HILL, FL 34609

CLIENT:  
**DRS HOMES**

REVISION	DATE
1. AT MASTER PLAN	2024-05-10
2. REVISED MASTER PLAN	2024-05-10
3. REVISED MASTER PLAN	2024-05-10

DR J.C. J.C. D.P.



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ZONING MASTER PLAN

SHEET NO. M-1

